

047.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

862,900 / 862,900

USE VALUE:

862,900 / 862,900

ASSESSED:

862,900 / 862,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		ORCHARD TERR, ARLINGTON

OWNERSHIP

Owner 1:	ENYINNA ONYEKACHI	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 17 ORCHARD TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	PETERSSON JOHN -
Owner 2:	HUMENUK ALISON -

Street 1: 17 ORCHARD TERRACE #2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 3900 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7051																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								147157
								GIS Ref
								GIS Ref
								Insp Date
								07/12/18

PREVIOUS ASSESSMENT

Parcel ID: 047.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	846,300	3300	.	849,600	849,600	849,600	Year End Roll	12/18/2019
2019	102	FV	733,800	3300	.	737,100	737,100	737,100	Year End Roll	1/3/2019
2018	102	FV	544,800	3300	.	548,100	548,100	548,100	Year End Roll	12/20/2017
2017	102	FV	419,700	3300	.	423,000	423,000	423,000	Year End Roll	1/3/2017
2016	102	FV	419,700	3300	.	423,000	423,000	423,000	Year End	1/4/2016
2015	102	FV	387,800	3300	.	391,100	391,100	391,100	Year End Roll	12/11/2014
2014	102	FV	370,000	3300	.	373,300	373,300	373,300	Year End Roll	12/16/2013
2013	102	FV	370,000	3300	.	373,300	373,300	373,300		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSSON JOHN,	69386-214		6/5/2017		980,000	No	No		
PETERSSON JOHN,	59043-483		5/7/2012	Convenience		1	No	No	
MUGICA ALICE M	52553-343		4/10/2009		380,000	No	No		
MUGCA ALICE	24863-9		9/19/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2016	1478	Add Bath	4,300	O				add 3/4 bath
12/3/2013	1756	Manual	1,800	C				
7/10/2013	1048	Manual	2,200	C				
4/23/2009	263	Redo Kit	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
7/17/2017	Meas/Inspect	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/10/2009	MLS	MM	Mary M
6/6/2000	Inspected	264	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; 11225 PG; 370 646-8688, Building Number 1.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BROWN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1922	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G18		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 33.333000183													
Lump Sum Adj:				Name: 93 - 7051													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	3	0				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 295.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 0.91923076				General:									
Electric: 3 - Typical				Const Adj.: 1.00989902				COMPARABLE SALES				SUB AREA					
Insulation: 2 - Typical				Adj \$ / SQ: 273.857				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL		
Int vs Ext: S				Other Features: 105250													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.89999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 1055965													
% Com Wall		% Sprinkled:		Depreciation: 196409													
				Deprecated Total: 859555													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:							
PARCEL ID 047.A-0001-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		10X20	A	AV	1930	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300									
IMAGE AssessPro Patriot Properties, Inc																	